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## Stunning 4 acres property with manor house and outbuildings

La Guerche Sur L Aubeois , Cher , Loire Valley



€375,000

inc. of agency fees

4 Beds 3 Baths 305 sqm 1.98 ha

Unique property situated in a small hamlet surrounded by a beautiful parc. This 2 hectares property in the vicinities of Nevers is ready to move into...

### At a Glance

Reference	MFH-BUR-LB5600N	Near to	La Guerche Sur L Aubeois	Price	€375,000
Bed	4	Bath	3	Hab.Space	305 sqm
Land	1.98 ha	Pool	No	Land Tax	N/A

### Property Description

Unique property situated in a small hamlet surrounded by a beautiful parc. This 2 hectares property in the vicinities of Nevers is ready to move into and offer more potential to develop.

This stunning Domaine is situated in a quiet hamlet, 5 minutes drive from the first amenities. On the ground floor entrance into a majestic hallway, which also has a door opposite the entrance door to get to the garden behind the house. A spacious renovated kitchen, a living room/library, a dining room, a second living room or office, a bedroom with bathroom, a separate WC. From the kitchen a box-room to get to the terrace and garden. The kitchen gives also access to the cellars.

To the right of the property is a workshop which also hold the heating system. You can access this room from the house and from the garden.

A wooden staircase leading to the first floor, here you will find the master bedroom, a wonderful renovated bathroom, with bath and an Italian shower. On this floor there are 2 other bedrooms and a bathroom.

Wooden staircase leading to a large attic.

There are 2 outbuildings on the premises.

The house is situated only 20 minutes from Nevers a town with all amenities, train station, hospital and the A77 motorway.

Don't hesitate to contact me for more information on this beautiful property.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€375,000

Key Information

Internal Area:	305 sqm
Land Area:	1.98 ha
Property Features:	
•	Fireplaces: 1

Location: Loire Valley



## Gallery







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## Contact us on:

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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